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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** June 6, 2007

**SITE PLAN: AFP-07-017**

**TITLE:** Jackie O Salon & Spa

**REQUEST: CONSENT APPROVAL  
AMENDMENT TO FINAL PLAN APPROVAL**  
Change of Use from Office to Salon

**ADDRESS:** 18525 North Frederick Avenue

**ZONE:** C-2 (General Commercial)

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:** (as applicable)

Applicant: Jacqueline Thomas

Engineer: Charles Ford & Associates

**STAFF PERSON:** Allen Meyer, Planning Intern

**Enclosures:**

Staff Comments

Exhibit 1: Site Location map

Exhibit 2: Application

Exhibit 3: Updated site plan

## **STAFF COMMENTS**

**Request.** An application has been filed requesting a change of use from office to commercial (Exhibit #2). The property is located at 18525 North Frederick Avenue in Hechinger's Station Shopping Center and is zoned C-2 (general Commercial).

The applicant proposes to establish a beauty salon in an existing 2,900 square foot tenant space. No exterior modifications are proposed. The C-2 zone allows by right:

"Personal service businesses such as shoe repair shops, beauty parlors and barbershops, and laundries and dry cleaning establishments which are self-service or pick-up stations only" (Section 24-117(2)).

**Site Plan.** This change of use does require an adjustment to the site plan's parking calculation. The former office use was required to have 10 parking spaces for the 3,000 square feet it occupied. The new Salon use requires 17 spaces for parking and can be met on site. This new use would bring the required parking spaces to 443. Currently, the site has 444 parking spaces provided (Exhibit #3).

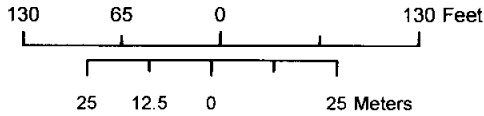
**Conclusion.** Staff finds AFP-07-017 in conformance with §§ 24-170 and 24-172 of the City of Gaithersburg's Zoning Ordinance

Staff recommends that the Commission **grant Consent Approval AFP-07-017 – 18525 North Frederick Avenue, AMENDMENT TO FINAL PLAN APPROVAL, finding it in conformance with §§ 24-170 and 24-172 of the City's zoning ordinance, with no conditions.**

AFP-07-017

Jackie O Salon

1 inch equals 126 feet



MD State Plane  
HPGN NAD 83/91

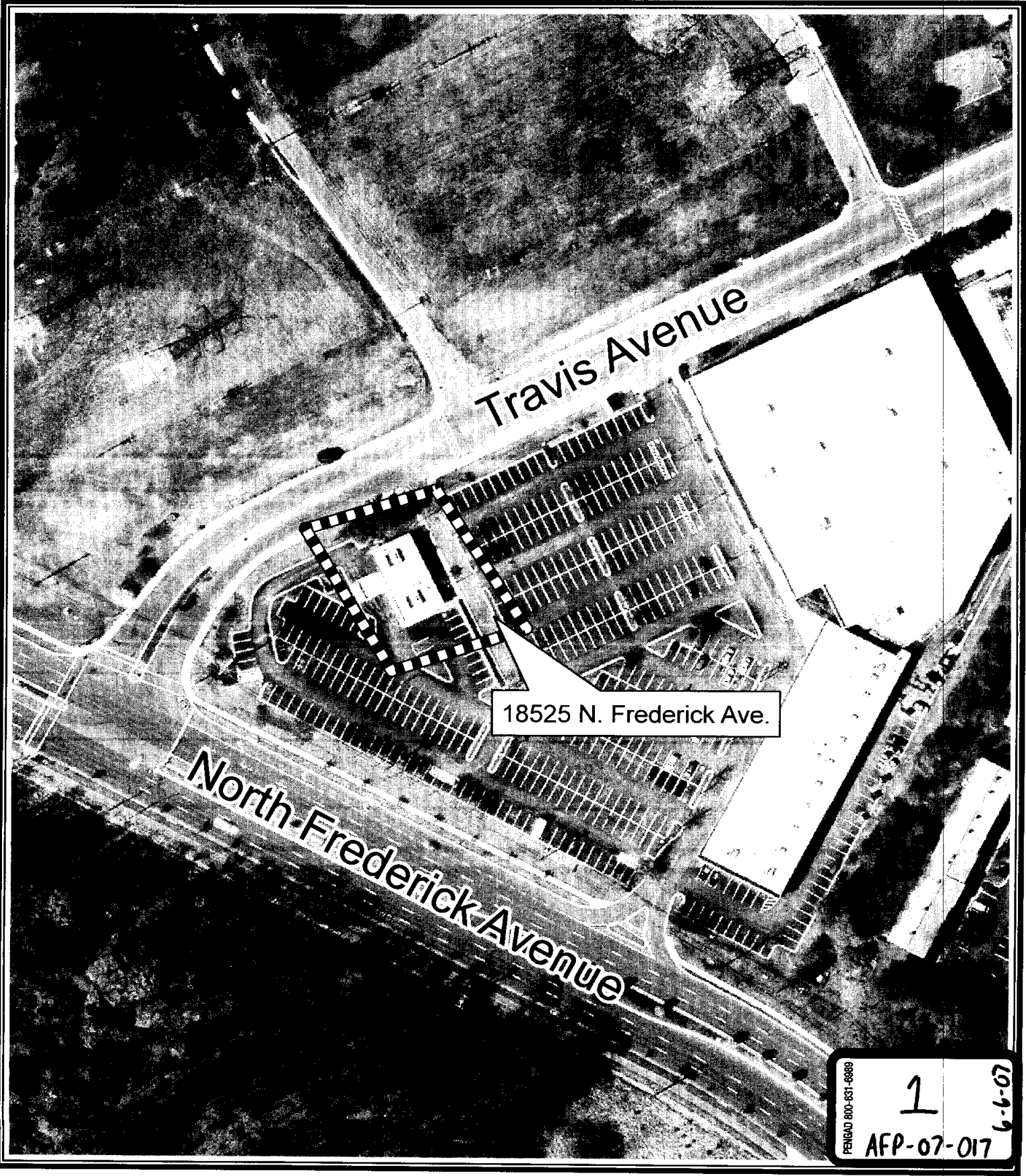
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City of Gaithersburg  
Planning and Code Admin  
31 S Summit Ave  
Gaithersburg, MD 20877  
(301) 258-6330  
www.gaithersburgmd.gov

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AFP-07-017 (Jackie O Salon).mxd • 6-June-2007 • AM



PENGAD 800-831-8889

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AFP-07-017

6-6-07

## AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	AFP-07-017
Date Filed	5/18/07
Total Fee	500 <sup>pd</sup>

### 1. SUBJECT PROPERTY

Project Name JACKIE O SALON & SPA  
 Street Address 18525 N. FREDERICK AV. Gaithersburg MD 20879  
 Zone \_\_\_\_\_ Historic area designation ☐ Yes ☐ No  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Tax Identification Number (MUST BE FILLED IN) 02835786

### 2. APPLICANT

Name JACQUELINE THOMAS  
 Street Address 20802 FAIRWAY VIEW DR Suite No. \_\_\_\_\_  
 City GAITHERSBURG MD State MD Zip Code 20882  
 Daytime Telephone 301 523 8000

### 3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name \_\_\_\_\_  
 Architect's Maryland Registration Number \_\_\_\_\_ Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Engineer's Name CHARLES FORD & ASSOCIATES  
 Engineer's Maryland Registration Number \_\_\_\_\_ Telephone 202 722 4150  
 Street Address 4326 GEORGIA AVE Suite Number \_\_\_\_\_  
 City WASHINGTON State DC Zip Code 20011

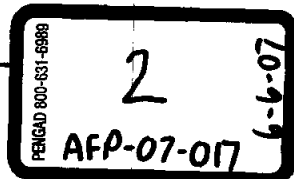
Developer's Name \_\_\_\_\_ Telephone \_\_\_\_\_  
 Street Address \_\_\_\_\_ Suite Number \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

### 4. PROPERTY OWNER

Name KIMCO REALTY CORP  
 Street Address 3333 NEW HYDE PK RD Suite No. #100  
 City NEW HYDE PARK State NY Zip Code 11042  
 Daytime Telephone 703-583 1703

### 5. CITY PROJECT NUMBER

Original Site Plan Number S-811 Date Approved 11/18/88  
 Name of previously approved Final Plan \_\_\_\_\_



**6. WORK DESCRIPTION**

Please state clearly changes requested from final approved plan.

Changing use from office to Salon.

**7. PROJECT DETAIL INFORMATION****a. POPULATION CHANGES ( if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number 10

Total number per shift

Resident estimate: Total number

Total number per dwelling unit

**b. PLEASE SUPPLY THE FOLLOWING INFORMATION**

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft. <u>2900</u>		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

**SUBMISSION REQUIREMENTS**

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

JACQUELINE THOMAS

Applicant's Signature

Jelthomas

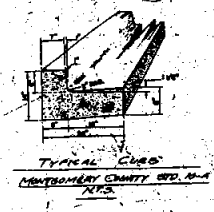
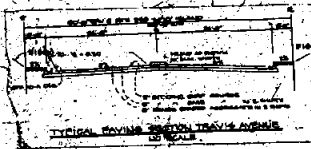
Date

5/8/07

Daytime Telephone

301 523 8000

FREDERICK ROAD (MD. RT. 55)



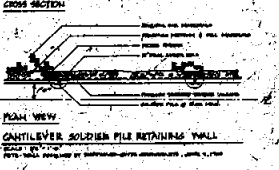
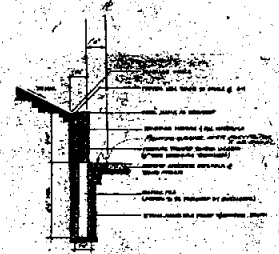
**PROPOSAL**  
500 PINE BLVD.  
LAUREL, MARYLAND 20783  
MR. GREG WILLY  
(301) 341-0967

**LANDSCAPE**  
KLEINER-HART LANDSCAPE ARCHITECTS  
10726 BALTIMORE AVENUE  
BETHESDA, MARYLAND 20814  
MR. NICK NACI  
(301) 283-4955

**ARCHITECT**  
SHAW-WATSON ASSOCIATES  
3025 WAMERS COURT  
SUITE 500  
FAIRFAX, VIRGINIA 22031  
MR. JAMES SHAW  
(703) 878-9880

**ENGINEER**  
HART ASSOCIATES  
300 KILLWOOD AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 536-7872  
MR. JOE SHAW

PARKING REQUIREMENTS			
RETAIL	5,000 S.F.	RETAIL	6 1/2' x 10' = 203 SPACES
STORAGE	7,000 S.F.	STORAGE	6 1/2' x 10' = 11 SPACES
OFFICE	23,960 S.F.	OFFICE	6 1/2' x 10' = 113 SPACES
BANK	3,000 S.F.	BANK	6 1/2' x 10' = 10 SPACES
ICE CREAM	1,216 S.F.	ICE CREAM	6 1/2' x 10' = 10 SPACES



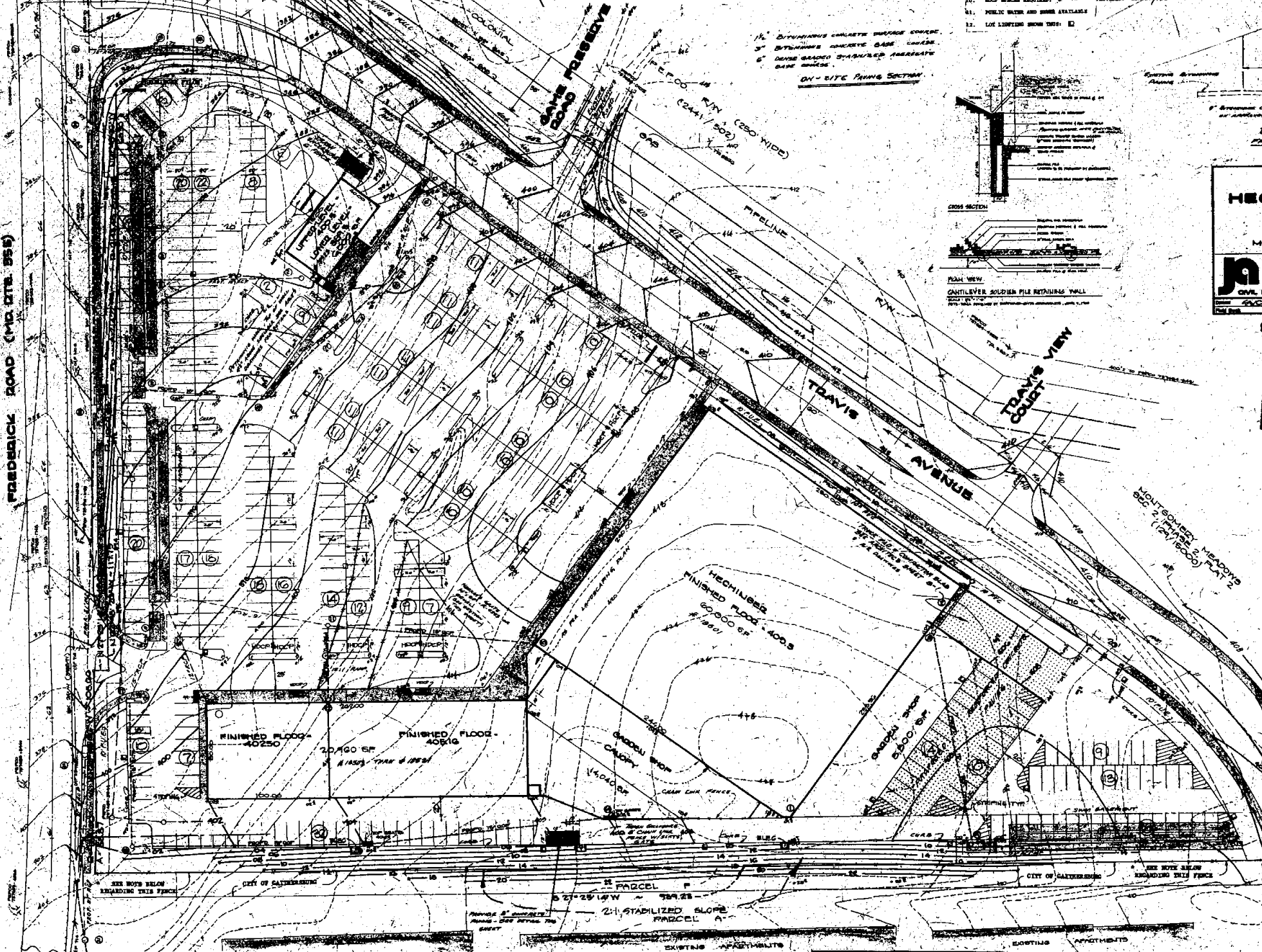
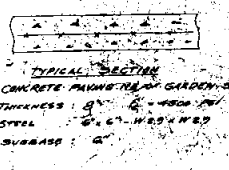
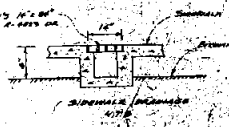
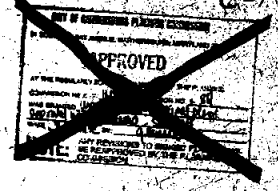
**SITE PLAN**  
**HECHINGER STATION**  
LISED 7725, POLIO 902  
CITY OF GAITHERSBURG  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**JOHN J. ALLEN ASSOCIATES**  
4524 WILSON AVENUE, SUITE 100  
GAITHERSBURG, MARYLAND 20878  
(301) 283-4955

**CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING**

A. GREAT BEGINNINGS	46,707 S.F. RETAIL	=260*
	12,925 S.F. STORAGE	=20*
B. RETAIL STORES	23,960 S.F. @1/180	=133
C. BANK	3,000 S.F. @1/300	=10
D. BRUSTERS ICE CREAM	1,216 S.F. @16/1000	=20
SPACES REQUIRED		=443
SPACES PROVIDED		=444
REQUIRED HANDICAPPED SPACES: 9		
PROVIDED HANDICAPPED SPACES: 11		
EFFECTIVE DATE: JUNE 6 2007		

\* SEE ASP-45-408 FOR PARKING LAYOUT OF BRUSTERS ICE CREAM & REAR SHOPPING CENTER



CITY OF GAITHERSBURG  
DEPARTMENT OF PUBLIC WORKS  
AND ENGINEERING  
FORM 600-001-01  
DATE: 6/6/07  
BY: [Signature]

DATE	BY	REVISION
5-2-07	SAH	REVISED TO ADD TRAVIS AVENUE AND PARKING LOTS
7-2-07	SAH	REVISED TO ADD TRAVIS AVENUE AND PARKING LOTS